

## \$254,900 - 10803 93 Street, Edmonton

MLS® #E4432201

**\$254,900**

3 Bedroom, 1.00 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

McCauley, Edmonton, AB

**CORNER LOT MUST BE SEEN!! 1150+S/F**  
**Modern Character Cape Cod home!**  
**THOUSANDS SPENT** over the years on upgrades! This **AMAZING** charming and well maintained **SPACIOUS 1.5 STOREY** in the wonderful neighborhood of McCauley in North Edmonton. Kitty corner to a beautiful Church! Two blocks from the famous Spinelli's Italian Supermarket & McCauley Park! And the warm **SUN** shining all day long! Main floor features 9-foot ceilings, spacious kitchen with all appliances, a spacious 4-piece bathroom, 2 bedrooms on the main and a huge 3rd bedroom or flex room upstairs. Extra loft space for tons of storage! Full unspoiled basement. Detached garage. Upgrades include new H2O tank. Hardy board siding W/ Styrofoam insulation. Some new windows, flooring & paint. All Situated on a generously sized, fully fenced, and landscaped 33â€™™ x 73â€™™ lot, this home is perfect for first-time buyers or investors. **AMENITIES, SCHOOLS, MAJOR BUS ROUTES, LRT LINE, GROCERY STORES & RESTAURANTS, MEDICAL SERVICES. MINUTES FROM DOWN TOWN! BRING OFFERS!**

Built in 1912

### Essential Information

MLS® #

E4432201



|                |                        |
|----------------|------------------------|
| Price          | \$254,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 1912                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10803 93 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 1Y7         |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., Front Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking Spaces | 3   |
| Parking        | Over Sized, Single Garage Attached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Hardie Board Siding   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Private Setting, Public Transportation, Schools, |

|              |                           |
|--------------|---------------------------|
|              | Shopping Nearby           |
| Roof         | Asphalt Shingles          |
| Construction | Wood, Hardie Board Siding |
| Foundation   | Concrete Perimeter        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 13          |
| Foreclosure    | Yes              |

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Listing information last updated on May 5th, 2025 at 8:32pm MDT